



BROWNFIELD

ENVIRONMENTAL

ASSESSMENT

APPLICATION PACKAGE

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PART A

BROWNFIELD ENVIRONMENTAL ASSESSMENT INFORMATION

I. INTRODUCTION

A. What are brownfields?

Brownfields are abandoned, idled, or under used industrial or commercial facilities and properties where expansion or redevelopment is complicated by real or perceived environmental contamination.

B. Why are environmental assessments important?

Environmental assessments determine the presence (if at all), and to some extent, the degree of contamination. They answer many of the questions regarding potential cleanup costs and environmental liability at brownfield properties.

C. Why is redevelopment of brownfields important?

Redevelopment of brownfields potentially benefits the environment, the community, and industry by:

- ! preserving green areas outside cities
- ! cleaning up contaminated properties, thereby mitigating potential health risks
- ! recycling preexisting structures and services
- ! returning properties to tax rolls
- ! creating jobs

D. Is there an example of a redevelopment success story?

Yes. Among several examples is Occidental Chemical Corporation in Clark County, Indiana:

- ! first company to successfully meet all requirements of IDEM's Voluntary Remediation Program that helps communities to reuse abandoned properties
- ! \$1.5 million cleanup of arsenic and phosphorus contaminated soil completed
- ! Certificate of Completion issued for the property by IDEM
- ! Covenant Not to Sue issued for the property by the State
- ! 26-acre property purchased by a commercial real estate developer following cleanup
- ! property has been developed for a \$20 million retail establishment, creating nearly 300 jobs

II. IDEM ASSISTANCE

A. What type of sampling may be conducted for an environmental assessment?

The following sampling may be conducted and/or coordinated by IDEM:

- ! soil
- ! sediment
- ! groundwater
- ! surface water
- ! drums and non-drum containers
- ! tanks
- ! building materials (e.g., asbestos and lead paint)
- ! swipes

B. What type of report is generated by IDEM?

IDEM will complete a Brownfield Environmental Assessment report to include, at a minimum, the following sections:

- ! Introduction
- ! Site Description
- ! Site History
- ! Soil Characteristics, Geology, and Hydrogeology
- ! Site Reconnaissances and Sampling
- ! Analytical Results
- ! Conclusion
- ! References

C. What if contamination is found on-site?

Should the environmental assessment reveal on-site contamination, IDEM will request a meeting with the applicant to discuss the following possibilities:

- ! removal options
- ! participation in IDEM's Voluntary Remediation Program where applicant can pursue cleanup if necessary prior to redevelopment and can receive a Certificate of Completion and a Covenant Not to Sue for the property
- ! cleanup standards/goals/technologies
- ! funding options
- ! redevelopment suitability regarding environmental issues (i.e., land use restrictions, nonresidential/residential redevelopment)
- ! Comfort and Site Status Letters

PART B

BROWNFIELD ENVIRONMENTAL ASSESSMENT APPLICATION INFORMATION

BEFORE COMPLETING THE APPLICATION, PLEASE READ THE FOLLOWING INFORMATION:

The Brownfield Environmental Assessment is an excellent opportunity for units of government to obtain site information to assist in their redevelopment endeavors. IDEM's goal is to assist communities in putting abandoned properties into productive reuse and to promote sustainable development - development that will remain in existence, provide revenue for the community, and maintain economic growth. IDEM's intention is to prevent the creation of more brownfields and future pollution.

Preference will be given to properties with a proposed end use, which may allow flexibility in setting cleanup objectives, thus facilitating a quicker cleanup and redevelopment process. Properties with complete redevelopment plans or with a prospective purchaser currently under consideration will also be given preference. Applications providing the best evidence of a true need with community support have the best chance of being selected.

Who is eligible?

Any unit of government (city, town, county, municipality, etc.) may submit a site for assessment. Private individuals or developers must apply through a unit of government to ensure the redevelopment project is compatible with current or future community plans and zoning ordinances. Neither the unit of government nor the private individual/developer may submit a site at which it caused the contamination.

What types of sites are eligible?

All types of sites may receive an environmental assessment, with some exceptions. IDEM's primary focus is on industrial and commercial sites; however, residential areas may be considered under special circumstances. Wetlands, sensitive environments, sites with endangered species, sites located in flood plains and sites contaminated solely by petroleum products will not be accepted. Units of government may petition for exceptions.

Who reviews the applications?

A panel consisting of IDEM personnel reviews the applications. Applications from all units of government, regardless of size or geographic location, will be given equal consideration. Applications should be clear and concise, follow the criteria (indicated in Part C), and provide sufficient detail for the panel to compare the merits of each and decide which applications best support the intent of the program. The panel will prioritize the sites to receive an environmental assessment based on the applications best meeting the criteria.

How are the applicants notified?

Selected applicants will receive a confirmation letter within two weeks of receipt of the application. A meeting will be held with the applicant, explaining what the site project will consist of and the respective responsibilities of each party. IDEM intends to work cooperatively with the applicant to meet the community's needs. Applicants who are not selected will also be notified in writing; however, all applications are kept on file for later consideration.

What services may the unit of government need to provide?

Federal funds are currently used to pay for the Brownfield Environmental Assessments; however, IDEM may ask the respective unit of government to provide in-kind services. These services may consist of surveying the property, assisting IDEM in the proper disposal of soil and groundwater generated during the assessment, and gaining access to neighboring properties.

PART C

BROWNFIELD ENVIRONMENTAL ASSESSMENT APPLICATION FORM

INSTRUCTIONS

To ensure a complete and accurate application, please follow these instructions:

- 1. Type or print legibly.*
- 2. Address all information requested as completely as possible.*
- 3. Provide any additional information and attach additional sheets if necessary.*
- 4. Direct any questions to Ms. Michele Oertel at 1-800-451-6027 ext. 234-0235.*
- 5. Return completed application form to:*

*Ms. Michele Oertel
Indiana Department of Environmental Management
Office of Land Quality, Brownfields Program
100 N. Senate Avenue
P.O. Box 6015
Indianapolis, IN 46206-6015*

I. GENERAL INFORMATION

A. Applicant

To acquire sufficient information about the applicant and/or unit of government, please provide the following information:

1. Applicant Name _____
2. Sponsoring Unit of Government (*provide if different from above*) _____
Contact Person _____ Title _____
Mailing Address _____
Telephone _____ FAX Number _____ Email Address _____

B. Site

To acquire sufficient background information about the proposed site, please provide the following information and check all applicable boxes:

1. Site Name _____
Street Address or Legal Description _____

City, County, Zip Code _____
2. Site Location

- ☐ Tax Increment Financing (TIF) District
- ☐ State Enterprise Zone
- ☐ Empowerment Zone

Proximity to residential area _____

3. Site Description (*please provide any additional information, e.g., maps, photographs, etc.*)

- ☐ Abandoned (no intention of returning) ☐ Inactive (out of use) ☐ Under used (not fully used)
- ☐ Active ☐ Industrial ☐ Commercial ☐ Residential ☐ Other _____

Existing use of property _____

Size of Site _____ Site Features _____

4. Environmentally Sensitive Conditions On-Site and/or On Adjacent Properties

- ☐ Wetland ☐ Sensitive Ecosystems or Habitats ☐ Endangered Species
- ☐ Flood plain ☐ No known ecologically sensitive areas/species ☐ Unknown

5. Current Ownership and Leasehold

☐ Publicly Owned

- ☐ Municipality _____ ☐ County _____
- ☐ Township _____ ☐ Other _____

Owner(s) Name, Address, and Telephone

Please briefly describe acquisition process (e.g., publicly owned through tax default).

☐ Privately Owned (*if privately owned, IDEM will need permission to access the site*)

- ☐ Individual ☐ Corporation ☐ Partnership ☐ Trust

Owner(s) Name, Address, and Telephone

Please indicate if IDEM employees, duly authorized representatives and contractors have permission to access the site, and if not, briefly describe plans for obtaining site access. _____

- ☐ Owner(s) presently willing to sell property
- ☐ Owner(s) presently willing to donate property

- ☐ Owner(s) presently willing to redevelop property
- ☐ Owner(s) presently willing to work within the public participation framework and abide by the overall project goals

☐ Leased

Lessee(s) Name, Address, and Telephone

6. Current Operator(s) *(provide if different from owner)*

Operator(s) Name, Address, Telephone, and Years of Operation

7. Past Ownership and Leasehold *(if known, list most recent first)*

Owner(s) Name, Address, and Telephone

Lessee(s) Name, Address, and Telephone

8. Past Operator(s) *(if known and if different from owner, list most recent first)*

Operator(s) Name, Address, Telephone, and Years of Operation

9. Operational History

Beginning year _____ Ending year _____ Years of Operation _____

Historical use(s) of property _____

Products produced _____

Potential hazardous wastes generated _____

History of releases _____

Please describe any known or potential on-site contamination (i.e., levels, extent).

-
-
-
-
- ☐ On-site contamination caused by applicant
 - ☐ Environmental (or ecological) assessments conducted for the site
 - ☐ Geological, geophysical, or hydrogeological studies completed for the site
 - ☐ Past or current environmental permits issued for site operations

Please specify _____

Site listed on:

- ☐ CERCLIS (a list of potentially hazardous waste sites to be addressed by Superfund programs)
- ☐ NPL (a list of hazardous waste sites warranting further action by Superfund programs)
- ☐ Cleanup Bulletin (a list of hazardous waste sites to be addressed by state programs)
- ☐ Other list referring to environmental contamination _____

II. SELECTION CRITERIA

To identify the selection criteria for the proposed site, please provide the following information and check all applicable boxes:

A. Redevelopment Factors

1. Marketability

- ☐ Proposed end use for the site _____
 - ☐ Proposed end use involves non-polluting technologies
 - ☐ Potential buyer or developer has a redevelopment plan for the site
- Please briefly describe.

2. Infrastructure

- ☐ Infrastructure and utilities in place _____
- Please briefly describe their condition.

B. Sustainable Development Factors

1. Potential for development maintaining economic growth

- ☐ New jobs
- ☐ Generated revenues
- ☐ Other _____

2. Factors hindering sustainable development

- ☐ Local ☐ Economic ☐ Social ☐ Environmental ☐ Other _____

Please briefly describe any barriers that you may face in revitalizing your proposed brownfield site.

Please describe how you plan to address those barriers and facilitate brownfields cleanup and reuse.

C. Community Factors

1. Involvement

- ☐ Redevelopment of property has support of community
 - ☐ Plans to keep community involved and informed
- Please briefly describe.

2. Benefits

- ☐ Redevelopment of property will benefit community
- Please briefly describe.

- ☐ Specifically, redevelopment will benefit environmentally and economically disadvantaged populations
Please briefly describe.

I, _____, do hereby attest and certify that the information included herein
(type or print name and title)
is, to the best of my knowledge and belief, complete and accurate.

Signature

Date

APPLICANT FEEDBACK

To allow us to provide you a Auser-friendly@ application, we would like your input. Please briefly answer the following questions and return along with your application form (*optional*):

1. Is any information about the Brownfield Environmental Assessment (Part A) not clear?
If yes, please describe.

2. Is any information about the application (Part B) not clear? If yes, please describe.

3. Is any information requested on the application form (Part C) not clear? If yes, please describe.

4. Do you have any other comments or suggestions for improving the application package?
If yes, please describe.

Thank you for your time!